

TOWN OF NEWSTEAD
PLANNING BOARD MINUTES

June 17, 2002

PRESENT: Dave Wakeman, Chairman Don Hoefler
 Mark Decker Tom Cowan
 Andy Kelkenberg
 John Potera

 Don Folger, Code Enforcement Officer
 Rebecca Baker, Planning Board Clerk

The meeting was called to order at 7:30pm by Dave Wakeman. Supervisor Summe and Andrew Casolini spoke to the board regarding the planning board's responsibilities in the development of the overlay zone and design standards for the Henley property on the corner of Scotland and Indian Falls Rd. The Town Board is committed to doing what is necessary to insure this project is one everyone can be proud of.

The board met with Dave Berghorn regarding his request for a one-lot subdivision on Moore Rd. This proposed lot will be 300' x 1220'. It is not currently being farmed, there are no deed restrictions, and it is not located in the floodzone. Tom motioned to approve the subdivision, Andy seconded and all approved.

The minutes from the June 3rd meeting were reviewed. John motioned to accept them as written, Mark seconded and all approved.

Dave Wakeman will not be available for the July 15th meeting and maybe not for the July 1st. Is so, he will contact Terry and have him fill in for chairman.

Becky will make the designated changes to the sign ordinances for review at the next scheduled meeting.

The board reviewed the ordinance for horses and barns and has agreed on the following:

A(1)(a) Buildings or structures used for the stabling of livestock, including but not limited to horses, cows, sheep, fowl or other animals, shall be located to the rear of the primary use structure and a minimum of 100 feet setback must be maintained from any existing, neighboring dwelling and a minimum of 50 feet setback off the side property line.

A(1)(b) With the exception of general pasture, fences enclosing any pen, corral, track or other such enclosure within which livestock are kept may not be located any closer than 100 feet to the existing, neighboring dwelling.

A(1)(c) Minimum land area for one (1) animal unit on parcels under ten (10) acres shall be 2 acres with an additional acre reserved for a dwelling and an additional acre is required for each additional animal unit.

A(1)(d) All manure that is not disposed of in an agriculturally accepted manner must be removed off the premises on a regular basis.

Becky will submit these proposed changes to the Town Board for their input.

The board discussed the overlay zone on the Henley property. It was decided that they would review the material from Hamburg and would meet next Mon (June 24th, 8:00pm) to begin constructing the zone.

The board feels it would be a good idea to contact the zoning board and request a liaison to meet with the planning board in the development of this overlay zone.

Tom motioned to adjourn the meeting at 9:20pm, Andy seconded and all approved.

Respectfully submitted by,
Rebecca K. Baker,
Recording Secretary

